

Pioneers' Homes Emergency Repair and Maintenance**FY2003 Request: \$800,000**
Reference No: 35817**AP/AL:** Appropriation**Project Type:** Deferred Maintenance**Category:** Health/Safety**Location:** Statewide**Contact:** Dan Spencer**Election District:** Statewide**Contact Phone:** (907)465-5655**Estimated Project Dates:** 07/01/2002 - 06/30/2004**Brief Summary and Statement of Need:**

Funding is requested for Fire and Life Safety problems and for continued maintenance and structural repairs of the six Pioneers' Homes.

Funding:

	FY2003	FY2004	FY2005	FY2006	FY2007	FY2008	Total
Gen Fund	\$800,000						\$800,000
Total:	\$800,000	\$0	\$0	\$0	\$0	\$0	\$800,000

<input type="checkbox"/> State Match Required	<input type="checkbox"/> One-Time Project	<input type="checkbox"/> Phased Project	<input checked="" type="checkbox"/> On-Going Project
0% = Minimum State Match % Required		<input type="checkbox"/> Amendment	<input type="checkbox"/> Mental Health Bill

Operating & Maintenance Costs:

	<u>Amount</u>	<u>Staff</u>
Total Operating Impact:	0	0
One-Time Startup Costs:	0	
Additional Estimated Annual O&M:	0	0

Prior Funding History / Additional Information:

Pioneers' Homes repairs and maintenance funding is an annual budget request. For FY2002, \$100.0 of GF/MH and \$250.0 of AHFC funding was appropriated. \$350.0 of AHFC funding was appropriated in FY2001. For FY2000, \$250.0 of GF was appropriated.

Category #1: Fire & Life Safety: Problems listed in Cat. #1 directly relate to failures in the integrity of emergency, electrical and other building systems which without resolution place residents or staff at risk.

Project:	Problem:	Solution:	Benefit:	What Are We Buying:
SPH Mechanical Modification- \$185.0	There are a number of small mechanical deficiencies that are related to the health and safety of residents who use various activity equipment and staff who operate support equipment including: grinding and welding equipment lacking particle and dust collection systems; kitchen exhaust hood is inadequate to properly exhaust cooking fumes from kitchen area; ceramic kiln is improperly exhausted to protect residents from fumes in immediate area; oxygen bottle storage area lacks exhaust fan; laundry dryer exhaust is short circuiting with fresh air supply intake; elevator machine room has make-up air coming from resident corridor which does not provide adequate fire separation from corridor; and dining room coffee equipment is improperly drained into boiler room. All are deficiencies of building codes and create unsafe conditions for resident and staff related to air quality.	Provide and install proper exhaust system for grinding and welding equipment; modify kitchen exhaust hood to properly cover cooking equipment by sizing unit correctly and installing proper exhaust fans; install approved exhaust duct for ceramic kiln; install exhaust fan and duct for oxygen storage room; provide separation between laundry exhaust duct and supply air duct; install exhaust ducting in new elevator mechanical room to outside; close off air grill to corridor; provide proper drain to waste for dining room coffee urns.	Resolves health and safety issues for residents and staff surrounding identified problems and code violations. Ensures air quality is maintained for living and work environments. Reduces fire hazard due to accumulation of dust and fumes; eliminates danger of fire/smoke transfer from elevator mechanical space to living areas.	Dust and fume exhaust equipment for maintenance shop; kitchen hood replacement with appropriate hood sizing and exhaust fans including engineering and design; exhaust duct for kiln room; exhaust duct for elevator mechanical room and closure of entry door air grill to corridor; drain piping from dining room coffee urn to proper waste drain. Prior Yr. Funding: No

Project:	Problem:	Solution:	Benefit:	What Are We Buying?
KPH Laundry Chute Modification of Laundry Clean/Soiled Separation- \$100.0	The laundry chute from 3 rd floor, thru 2 nd floor to 1 st floor laundry room has access doors that open into corridor in violation of bldg. and fire codes forcing it be abandoned. With increased soiled linens related to resident population now being served, significant amounts of soiled linens must be transported through resident living spaces and the one resident/visitor elevator to the laundry room on 1 st floor. There is no separation between the soiled and clean linen sides of the laundry room to provide infection control in handling soiled laundry violating health codes.	Relocate existing laundry chute openings from corridors on 2 nd and 3 rd floors by constructing new access doors to the chute in interior rooms, eliminate corridor access doors. Upgrade chute to meet codes. Establish separation between clean and soiled sides of existing laundry room on 1 st floor with proper room configuration and door entries.	Allows use of existing laundry chute and eliminates the present practice of moving soiled linens through resident living spaces that creates undesirable living conditions and odors in corridors and activity/living rooms. Resolves bldg. and fire code violation. Separation of clean and soiled linen areas in the laundry room ensures infection control standards are maintained by eliminating cross contamination of soiled linens with clean linens. Meets health codes.	Provides for new laundry chute access doors in interior rooms on the 2 nd and 3 rd floors. Add fire sprinkler heads in chute locations to meet fire codes and add proper fire closures at top and bottom of chute. Provides for modifications of the laundry room by constructing a new wall with appropriate door unit between the soiled side and clean side of the existing laundry room. Provides for new access to both soiled and clean sides without entering either side inappropriately. Prior Yr. Funding: No
APH Emergency Power Upgrade- \$55.0	All areas of the building are not served by the emergency power systems. Some key areas do not have lighting fixtures and emergency electrical outlets tied into the emergency generator system creating unsafe exits and movement during city power failures placing residents and staff at risk of harm.	Extend existing emergency power system circuits to required areas.	Ensures adequate lighting of corridor exits and service areas during city power failures so that residents and staff are able to move to safe areas in emergencies. Ensures routine living and care practices will carry on during extended power outages.	Project will extend existing emergency power system circuits to non-serviced areas. Provides 16 circuits to be run approximately 100 feet each. Prior Yr. Funding: No

Project:	Problem:	Solution:	Benefit:	What Are We Buying:
APH Fire Alarm/ Emergency Call Safety Upgrades- \$430.0	During the 2001 building survey for the APH Ventilation Project, MRV Consulting Engineers found the existing fire alarm system for both the South & North buildings were obsolete and that the detection coverage is not in accordance with NFPA 72 requirements. The existing system is an old, hard-wired zone type system that experiences numerous faulty alarms and is no longer reliable. In addition, with the change in clientele to a high percentage of confused residents there is a safety concern with a zone system. More immediate and focused response by staff can be made with an addressable fire alarm system. The emergency call system in the North bldg. is also old and obsolete. The system is plagued with false alarms and extensive maintenance demands on limited staff.	Replace the obsolete, hard-wired fire alarm system in both the South & North buildings with a new addressable fire alarm system including the addition of adequate detection devices in unprotected areas; replace the North bldg. emergency call system and provide new interfaces with these and other systems, i.e., South bldg. emergency call system and door security systems.	Ensures staff and residents respond to fire/smoke promptly and are able to either extinguish fire timely before it would spread or enable staff to evacuate the specific room(s) if necessary in a timely manner. If smoke is allowed to accumulate without detection the chance of safe evacuation is reduced significantly due to frailty of residents. The new emergency call system will increase staff ability to respond to resident emergency calls more timely; there will be fewer false emergency calls and reduced maintenance time that can be redirected to more critical preventative maintenance functions.	Provides design and construction for a fully addressable fire alarm system with graphic annunciators, detectors, audio horns, visual alarms, extends fire detection devices to unprotected areas and provides interfaces with other alarm systems; provides design and construction to purchase and install a new emergency call system in the North Bldg. interfaced with other alarm systems. Prior Yr. Funding: No This level of funding will only provide partial funding for this project.